

HAMPTONS MID-YEAR 2021 HOME SALES REPORT

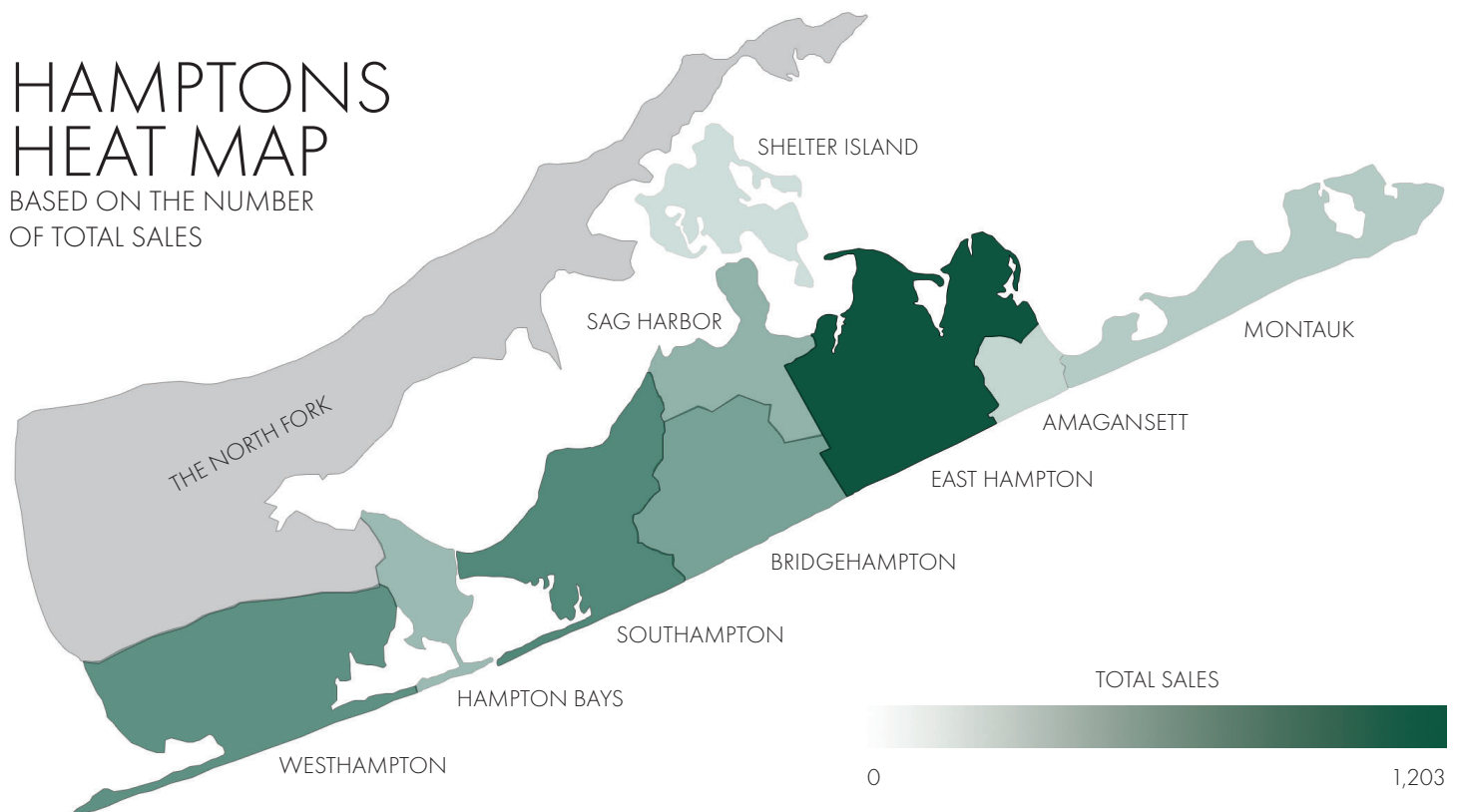
"The first six months of 2021 were *all that* and then some! Let's go right to the heart of the chart and see what really happened. Viewing All Hampton Markets Combined and the Total Home Sales activity mid-year screams, "Look at me!" All three criteria monitored by Town & Country Real Estate rose significantly, starting with a whopping 68% spike in Total Home Sales Volume. There were 51% more homes trading hands and a Median Home Sales Price of \$1,586,000. That's 34% greater than the \$1,180,000 logged in 2020 in the same period. Slide your eyes across the eight different price categories and a few stats jump right off the page. First, 44% more homes in the \$20M and up category sold. Next, the price range with the greatest statistical increase was the \$5-9.99M range. Finally, the only red across the board was in the under \$500,000 range -- a price category soon to be in the rearview mirror on the East End."

Judi Desiderio, CEO | JD@TCHamptons.com | 631.324.8080

THE HAMPTONS ALL MARKETS COMBINED		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	1,203	3,222,349,899	1,586,000	42	309	386	254	89	89	21	7
	CHANGE	+51%	+68.44%	+34.41%	-40%	+10%	+85%	+110%	+89%	+141%	-	+75%
	Mid-Year 2020	795	1,913,033,930	1,180,000	70	281	209	121	47	37	21	4

HAMPTONS HEAT MAP

BASED ON THE NUMBER
OF TOTAL SALES



To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: The Real Estate Report Inc.)



EAST HAMPTON

BRIDGEHAMPTON

SOUTHAMPTON

WESTHAMPTON BEACH

MONTAUK

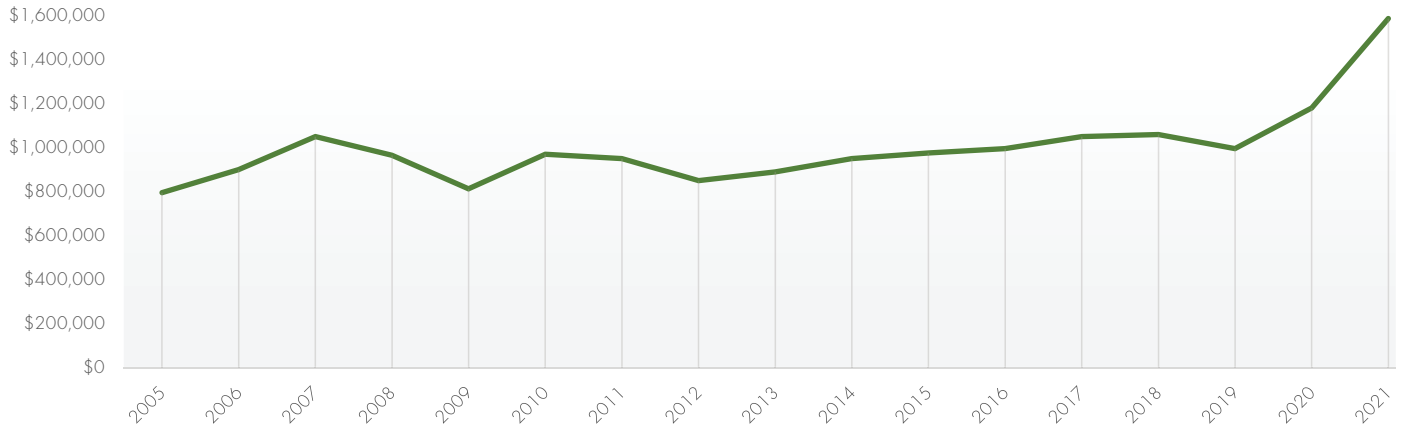
MATTITUCK

GREENPORT

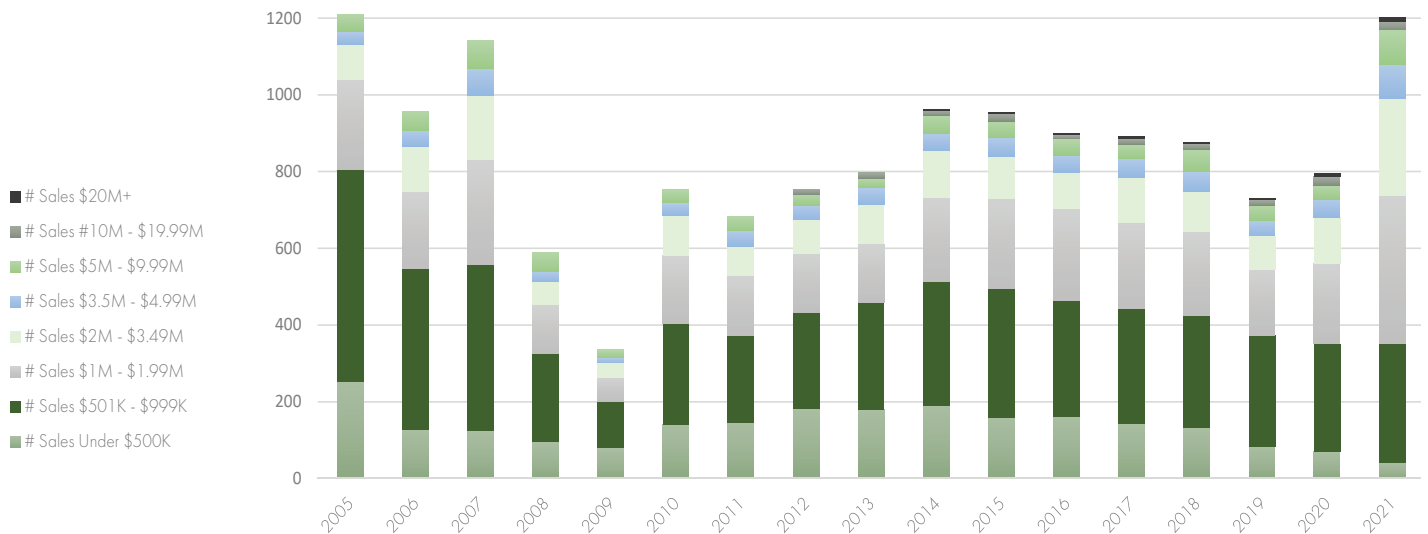
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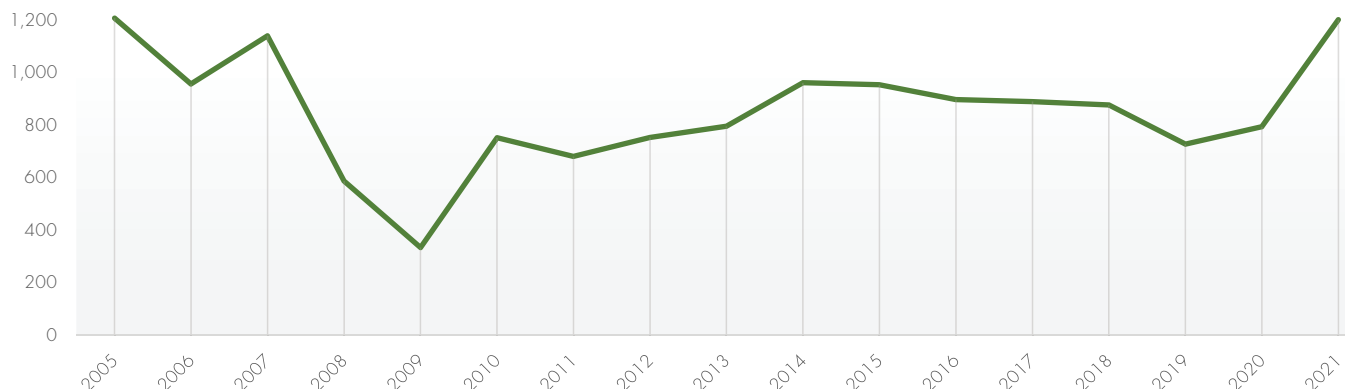
MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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\$11,500,000
Web# 879906

THE END

"Montauk more than doubled increasing 114.7% the Total Home Sales Volume at \$109,101,746 from the prior year same time period. The Median Home Sales Price at \$1,590,000, which is slightly higher than the Median Home Sales Price for All Hampton Markets Combined, was a 34% increase year-to-year. Also in Montauk, 52% more homes changed hands in the first six months of 2021. Amagansett closed 42 home sales, that's a 68% increase from the 25 home sales for the first 6 months 2020 to 2021. In the \$2-\$3.49M price range the statistical increase was 150% higher year-over-year."

Judi Desiderio, CEO | JD@TCHamptons.com | 631.324.8080

MONTAUK		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	47	109,101,746	1,590,000	-	6	25	9	4	2	1	-
	CHANGE	+52%	+114.69%	+34.18%	-100%	-33%	+67%	+350%	+100%	+100%	-	-
	Mid-Year 2020	31	50,818,610	1,185,000	2	9	15	2	2	1	-	-
AMAGANSETT		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	42	158,196,000	2,772,500	-	3	10	15	7	5	2	-
	CHANGE	+68%	+58.60%	+21.87%	-	-	-	+150%	+75%	+67%	+100%	-100%
	Mid-Year 2020	25	99,744,000	2,275,000	-	-	10	6	4	3	1	1

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\$4,400,000
Web# 881419

EAST HAMPTON

"Another of our Crown Jewels, East Hampton Village, closed 3 of the 13 home sales \$20M and up and also experienced an incredible rise of 108% in the Number of Home Sales and 85% more in Total Home Sales Volume. The needle shifted a bit in Median Home Sales Price from \$4,412,500 in 2020 to \$3,850,000 in 2021 same period. The East Hampton Area, which includes Wainscott, experienced the greatest number of trades at 269. That is a 49% increase year-to-year, same period. The Total Home Sales Volume shot up 127% for the first six months of 2021 with \$608,429,517 in Total Home Sales Volume."

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EAST HAMPTON AREA INCLUDES WAINSCOTT		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	269	608,429,517	1,440,000	4	68	111	67	10	5	2	2
	CHANGE	+49%	+127.70%	+44.04%	-43%	-19%	+106%	+179%	+43%	+67%	+100%	-
	Mid-Year 2020	180	267,208,852	999,750	7	84	54	24	7	3	1	-

EAST HAMPTON VILLAGE		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	50	328,923,599	3,850,000	-	2	9	12	14	9	1	1
	CHANGE	+108%	+84.92%	-12.75%	-	+100%	+200%	+100%	+367%	+29%	-50%	-
	Mid-Year 2020	24	177,875,018	4,412,500	-	1	3	6	3	7	2	1

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SOUTHAMPTON

"Southampton Village, one of our Hamptons Crown Jewels, enjoyed a 100% increase in the Number of Home Sales up from 33 in 2020 to 66 in 2021. But it was also the only hamlet to post red in two of the three criteria monitored by Town & Country Real Estate – there were slight decreases in Total Home Sales Volume and Median Home Sales Price due entirely to the reduction in home sales \$10M and up. In that category there were 11 home sales in 2020 and 7 in 2021. Still 4 of the 13 home sales \$20M and up were here in Southampton Village. The Southampton Area, which includes North Sea, closed 40% more home sales up from 88 in the first half of 2020 to 123 in the 2021, same time period. This increased the Total Home Sales Volume by almost 80% and moved the Median Home Sales Price needle 21% higher."

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SOUTHAMPTON AREA INCLUDES NORTH SEA		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	123	201,540,157	1,175,000	3	47	44	20	5	4	-	-
	CHANGE	+40%	+79.46%	+21.13%	-57%	+12%	+120%	+18%	+150%	-	-	-
	Mid-Year 2020	88	112,302,051	970,000	7	42	20	17	2	-	-	-

SOUTHAMPTON VILLAGE		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	66	341,684,336	2,887,500	2	7	13	17	9	11	3	3
	CHANGE	+100%	-5.86%	-8.33%	-	+600%	+160%	+70%	+350%	+450%	-50%	+200%
	Mid-Year 2020	33	362,940,623	3,150,000	2	1	5	10	2	2	6	1

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HAMPTONS MID-YEAR 2021 HOME SALES REPORT



\$3,200,000
Web# 880197

BRIDGEHAMPTON & SHELTER ISLAND

"The third Crown Jewel, Bridgehampton, which includes Water Mill and Sagaponack, had the highest Median Home Sales Price for the first six months of 2021 at \$3,950,000. Bridgehampton also experienced the most home sales dollars changing hands with a Total Home Sales Volume of an impressive \$731,738,273. Notably, 4 of the 13 home sales \$20M and up were in this market. Shelter Island had a great first half of 2021. The Median Home Sales Price exploded 53% higher from \$880,000 in 2020 to \$1,345,000 in 2021."

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BRIDGEHAMPTON INCLUDES WATER MILL & SAGAPONACK		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	141	731,738,273	3,950,000	-	5	23	32	26	40	11	1
	CHANGE	+96%	+137.89%	+33.11%	-	-17%	+15%	+100%	+136%	+233%	+83%	-
	Mid-Year 2020	72	307,597,912	2,967,500	-	6	20	16	11	12	6	1

SHELTER ISLAND		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	37	66,039,250	1,345,000	-	12	15	8	1	1	-	-
	CHANGE	+28%	+49.04%	+52.84%	-	-33%	+200%	+60%	-	-	-100%	-
	Mid-Year 2020	29	44,310,000	880,000	-	18	5	5	-	-	1	-

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HAMPTONS MID-YEAR 2021 HOME SALES REPORT



\$3,000,000
Web# 871264

SAG HARBOR

"Sag Harbor Village blew the competition away with statistical changes in Number of Home Sales increasing 205% and Total Home Sales Volume up 271%. These changes were the greatest of all Hamptons markets. Sag Harbor Area, which includes Noyack and North Haven, had a 19% increase in the number of Home Sales and held steady figures for Median Home Sales Price and Total Home Sales Volume."

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SAG HARBOR AREA INCLUDES NOYACK & NORTH HAVEN		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	75	143,617,384	1,370,000	1	24	26	18	3	2	1	-
	CHANGE	+19%	+0.21%	+1.11%	-	+50%	-	+64%	+50%	-60%	-50%	-
	Mid-Year 2020	63	143,314,786	1,355,000	1	16	26	11	2	5	2	-

SAG HARBOR VILLAGE		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	61	163,635,875	2,400,000	-	1	24	27	5	4	-	-
	CHANGE	+205%	+271.19%	+18.52%	-	-75%	+300%	+350%	+25%	-	-	-
	Mid-Year 2020	20	44,083,789	2,025,000	-	4	6	6	4	-	-	-

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HAMPTONS MID-YEAR 2021 HOME SALES REPORT



WEST OF THE CANAL

"West of the canal in Westhampton, which includes Remsenburg, Westhampton Beach, East Quogue, Quogue, and Quogue, closed the second most home sales at 182 transfers. That is a 30% increase from the prior year. Further, the Median Home Sales Price pierced the million-dollar mark reaching \$1,233,194 -- 23% higher than in 2020. Hampton Bays saw 46% more home sales dollars changing hands at \$87,594,343 in Total Home Sales Volume. There was an increase of 22% more home sales and a 19% greater Median Home Sales Price."

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WESTHAMPTON INCLUDES REMSENBURG, WESTHAMPTON BEACH, EAST QUOGUE, QUOGUE, QUIOGUE		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	182	281,849,419	1,233,194	9	69	65	28	5	6	-	-
	CHANGE	+30%	+16.00%	+23.38%	-50%	+30%	+76%	+75%	-50%	+50%	-100%	-
	Mid-Year 2020	140	242,982,355	999,500	18	53	37	16	10	4	2	-

HAMPTON BAYS		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	Mid-Year 2021	110	87,594,343	689,500	23	65	21	1	-	-	-	-
	CHANGE	+22%	+46.34%	+19.39%	-30%	+38%	+163%	-50%	-	-	-	-
	Mid-Year 2020	90	59,855,934	577,500	33	47	8	2	-	-	-	-

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